

LAKE COUNTY ZONING BOARD

March 2, 2005

AGENDA

The Lake County Zoning Board will hold a public hearing at **9:00 a.m., on Wednesday, March 2, 2005**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board are will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on **Tuesday, March 29, 2005**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Chairman	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Vice-Chairman	District 4
Mr. Welton G. Cadwell	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

COUNTY REPRESENTATIVES

Mr. William "Bill" Neron, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Mr. Gregg Welstead, Director, Department of Growth Management
Mr. Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Jennifer Dubois, Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
March 2, 2005
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
March 29, 2005

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
PH#25-05-2	Ladd Development Inc. Steven J. Richey, P.A.	1	#21-05-Z
PH#24-05-2	Steven Gupta	2	#25-05-CP
PH#22-05-1	Joseph Nolette Greg A. Beliveau, AICP, LPG	3	#23-05-Z
PH#23-05-2	Sosa Related Investments Greg Beliveau, AICP, LPG	4	#30-05-PUD
PH#17-05-5	David & Ruth Serpentino Bamber	5	#26-05-CP
PH#20-05-1	Dewey & Laura Waddell Wayne Grosch	6	#28-05-CP/AMD
PH#13-05-1	ACA Academy, Pat Armentano Steven J. Richey, P.A.	7	#1-05-CFD
PH#18-05-4	James & Barbara Tenney	8	#24-05-CP/AMD
PH#21-05-2	Carroll Fulmer Management Co. Inc. Steven J. Richey, P.A.	9	#27-05-MP

TRACKING NO.: #21-05-Z

CASE NO: PH#25-05-2

AGENDA NO: # 1

OWNER: Ladd Development / Dale Ladd

APPLICANT: Steven J. Richey, P.A.

GENERAL LOCATION: Clermont area – Property lying E of Hancock Road and S of Hartwood Marsh Road. (10-23-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to R-4 (Medium Suburban Residential) for construction of a single-family residential development.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 9.035 +/-acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #25-05-CP

CASE NO: PH#24-05-2

AGENDA NO: #2

OWNER: Steven Gupta

GENERAL LOCATION: Montverde area – Property lying SE'ly of CR 455 and Florida Turnpike. (23-22-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-1 (Rural Residential) to CP (Planned Commercial) to construct a small, mixed-use plaza comprised of retail and professional offices. (16.5 +/- acres)

EXISTING ZONING: R-1 (Rural Residential)

SIZE OF PARCEL: 16.5 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #23-05-Z

CASE NO: PH#22-05-1

AGENDA NO: #3

OWNER: Joseph Nolette

REPRESENTATIVE: Greg Beliveau, AICP, LPG Urban & Regional Planners Inc.

GENERAL LOCATION: Silver Lake / Leesburg area – Property lying E'ly of CR 44 and N of Silver Lake Drive. (9/10 – 19- 25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-1 (Rural Residential) to R-3 (Medium Residential) for single-family residential development. (44 +/- acres)

EXISTING ZONING: R-1 (Rural Residential)

SIZE OF PARCEL: 44 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #30-05-PUD

CASE NO: PH#23-05-2

AGENDA NO: #4

OWNER: Sosa Related Development

REPRESENTATIVE: Greg Beliveau, AICP, LPG Urban & Regional Planners Inc.

GENERAL LOCATION: South Lake County area – Property lying E of US 27/SR 25, W of Silver Creek Subdivision and N of Clear Creek subdivision. (25-24-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning 15 acres from A (Agriculture) to PUD (Planned Unit Development) to add to the existing PUD Ordinance #2004-77 and to include an adjacent 10-acre PUD (Ord#2004-59) to the development, to allow for residential timeshare and/or short-term rentals.

EXISTING ZONING: Agriculture and PUD

SIZE OF PARCEL: 25 +/- acres

FUTURE LAND USE: Urban

TRACKING NO.: #26-05-CP

CASE NO: PH#17-05-5

AGENDA NO: #5

OWNER: David & Ruth Serpentino Bamb

GENERAL LOCATION: Astor area – Property lying S of Panther Road and N of SR 40. (37-15-27)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from LM (Light Industrial) and R-7 (Urban Residential) to CP (Planned Commercial) to allow for mini-warehouses, offices, warehouses, indoor/outdoor storage availability with a caretakers/office.

EXISTING ZONING: LM & R-7

SIZE OF PARCEL: 2.56 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #28-05-CP/AMD

CASE NO: PH#20-05-1

AGENDA NO: #6

OWNER: Dewey and Laura Waddell
REPRESENTATIVE: Wayne Grosch

GENERAL LOCATION: Leesburg area – Property lying S of Lewis Road and W of CR 468. (16 – 19 – 24)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to amend CP Ordinance #26-81 to include a well drilling business, shop and storage area.

EXISTING ZONING: CP

SIZE OF PARCEL: 2 +/- acres

FUTURE LAND USE: Urban

TRACKING NO.: #1-05-CFD

CASE NO: PH#13-05-1

AGENDA NO: #7

OWNER: Pat Armentano, ACA Academy

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Fruitland Park area – Property lying N of Spring Lake Rd, directly N of Piney Woods subdivision and E of Spring Lake Pines subdivision, approx. 3/4 miles W of S Hwy 441/27. (32/33-18-24)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for revocation of A + CUP#294-1 & CUP#294A-1 and rezone from Agriculture to CFD (Community Facility District) to allow for the continued uses permitted under the conditional use permit for a cheerleading camp and expanded uses to include memorial programs, adult and juvenile retreats, patriotic retreats, wedding receptions, worship services, daycare, tutoring and outdoor theatre, etc.

EXISTING ZONING: Agriculture + CUP294-1 and CUP#294A-1

| **SIZE OF PARCEL:** 95+[/acres](#)

FUTURE LAND USE: Urban Expansion & Urban

TRACKING NO.: #24-05-CP/AMD

CASE NO: PH#18-05-4

AGENDA NO: #8

OWNER: James & Barbara Tenney

GENERAL LOCATION: Sorrento area – Property lying N of Pine Ave, E of Vine St, S of Central Ave, and W of Averill St.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to CFD Ordinance #87-87, to allow the use of funeral home parlor for viewing and services only.

EXISTING ZONING: CFD (Community Facility District)

SIZE OF PARCEL: 4.1+/acres

FUTURE LAND USE: Wekiva Urban Compact Node / Non Wekiva

TRACKING NO.: #27-05-MP

CASE NO: PH#21-05-2

AGENDA NO: #9

OWNER: Carroll Fulmer Management Co. Inc.

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Groveland area – Property lying S of American Way and NW'ly of SR 19 and O'Brien Road. (28-21-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to MP (Planned Industrial) to allow those use permitted within the planned industrial zoning district.

EXISTING ZONING: Agriculture

SIZE OF PARCEL: 40 +/-acres

FUTURE LAND USE: Rural